



**JAMES
ANDERSON**



FOR SALE

£375,000

Railway Side, Barnes, SW13

A nicely presented purpose-built, ground floor apartment located in the Little Chelsea area of Barnes. The property offers an abundance of light and space, and provides accommodation that is arranged to provide one double bedroom with built in wardrobes, a modern kitchen/breakfast room, a modern shower room, and a spacious reception room with direct access out to a private balcony/terrace, that leads onto the communal garden. Excellent local amenities are available on both White Hart Lane, and in Barnes village. Barnes Bridge station is a short walk away, with local bus services providing access into Putney, Richmond and Hammersmith, with its underground network. The property is available for sale with no onward chain.



One Double Bedroom with Fitted Wardrobes



Modern Shower Room



Living Room with Terrace and access to Communal Garden



Modern Kitchen/Breakfast Room



EPC Rating C / Council Tax C / Leasehold



Near Barnes Bridge Station



Outstanding Local Schools



Popular Residential Location



Fantastic Storage including Store and Bike Shed

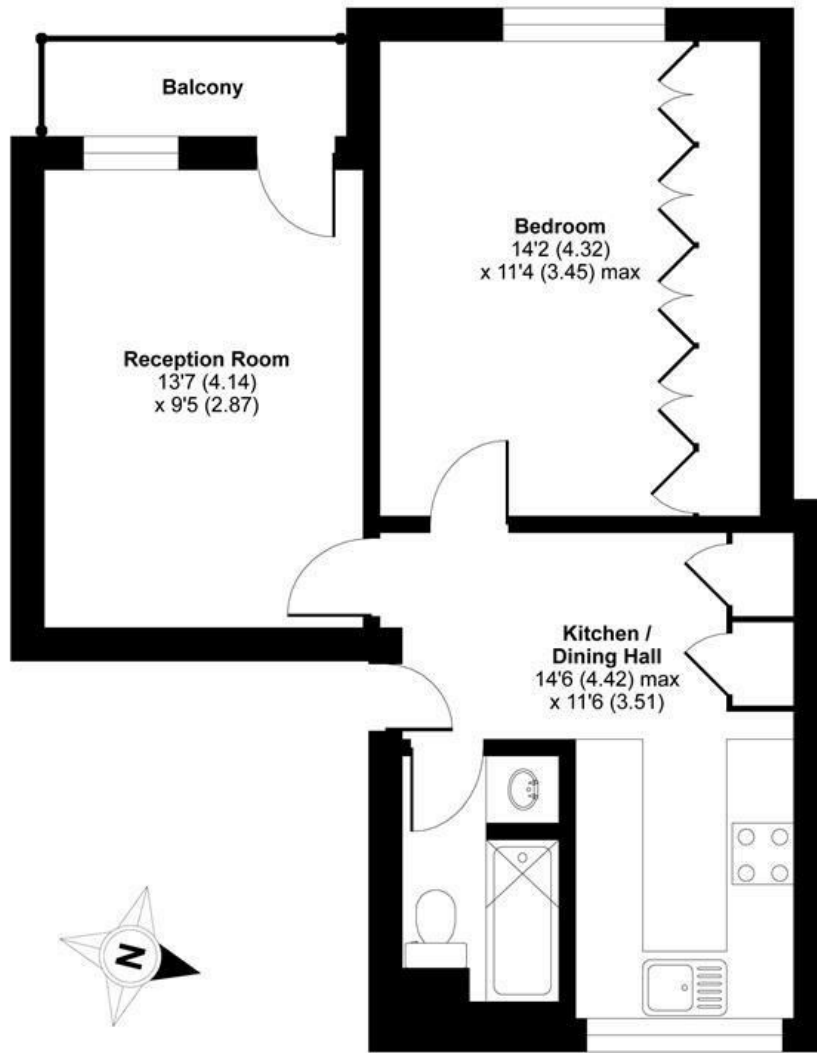


No Onward Chain



Railway Side, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 469 SQ FT 43.6 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

